

Emerging Dorset Local Plan Policy Options for renewables, low carbon, energy, sustainable construction

- Below are policies snipped from the Dorset Local Plan options consultation (Jan 2021). The policies are not advanced in terms of detail. Energy efficiency and sustainable construction requirements are going to be set out on the Future Home Standards from 2025 and this is to be controlled via Building Regulations, not planning. Responses from developers to other local plans normally object to detailed policies on the basis that it will be duplicating building regulations.
- Below is a general policy on low carbon and renewables.

COM10. Low carbon and renewable energy development

- Proposals for generating heat or electricity from renewable energy sources (other than large scale wind energy) will be allowed wherever possible providing that the benefits of the development, such as the contribution towards generating renewable energy, significantly outweigh any harm. In addition, permission will only be granted provided:
 - any adverse impacts on the local landscape, townscape can be satisfactorily assimilated;
 - the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, or other detrimental emissions, during construction, operation and decommissioning;
 - adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated.
 - any harm to the significance of a heritage asset (including its setting) is less than substantial.

⁴ Renewable fuels are listed in the Renewable Energy Directive as wind, solar, hydro energy; energy arising from the burning of plant and animal matter (known as bio energy); waste energy (e.g. landfill gas); and aerothermal, geothermal and hydrothermal energy (heat derived from the air, ground and water).

- This policy does not say much at present so not much use for the Neighbourhood Plan.

ENV9: Achieving high levels of environmental performance

- New buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance.

- The policy on wind is based on an assessment of sites with low and medium risk based on a range of constraints. The map says there may be some small edges of suitable sites around the DIP and a sliver in the Frome river valley, and a bigger area to the north.....

6.9. Wind energy development

- 6.9.1. Proposals for wind energy development should only be granted planning permission if the development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan; and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

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Section 6: Community Infrastructure

- 6.9.2. In order to increase the supply of renewable energy generation in Dorset to any significant degree, there is a need to identify areas for wind energy development. Identifying locations suitable for wind development will go a long way to reducing greenhouse gas emissions from Dorset and help to address climate change.
- 6.9.3. The opportunities for larger scale wind developments have been identified through an assessment of the available wind resource and consideration of environmental constraints including heritage, landscape and ecological constraints. However, if any of these areas were to supported for wind development, further detailed work would be necessary to support their allocation as well as more thorough work to support any subsequent planning applications.
- 6.9.4. The potential locations are shown in Figure 6.5 and Figure 6.6 and could deliver around 400 Gwh of renewable energy. If any of these areas have community backing and the identified planning impacts can be fully addressed, the sites could be allocated through the next stage of the local plan.

COM11. Small scale wind energy development

- I. Proposals for small-scale wind energy development up to a maximum of 15m to the hub will be supported where it can be demonstrated to be community-led or is set out within an area defined as being suitable for wind energy development within a made neighbourhood plan. In addition, permission will only be granted provided:
 - any adverse impacts on the local landscape, townscape or areas of historical interest can be satisfactorily assimilated;
 - the proposal minimises harm to residential amenity by virtue of noise, vibration, overshadowing, flicker, or other detrimental emissions, during construction, its operation and decommissioning;
 - adverse impacts upon designated wildlife sites, nature conservation interests, and biodiversity are satisfactorily mitigated;
 - all impacts on air traffic safety, radar and telecommunications have been adequately mitigated;
 - cumulative landscape character and visual impacts with any operational, consented and proposed development neither results in significant coalescence nor becomes a defining characteristic of the wider fabric, character and quality of the landscape; and
 - following public consultation all material planning impacts identified by affected local communities have been adequately addressed.